

# Single Tenant Net Leased Investment Offering



## 160 Kirby Road Portland/Sumner County, Tennessee

±222,274 Sq. Ft. Building on ±24 Acres

±16,256 Sq. Ft. Office Area • Built in 2000 • Zoned Industrial

Map 20/Parcel 28.02 • 34' x 84' Column Spacing • Translucent Wall Light Panels

25' – 33' Predominate Clear Height • 130' Truck Court • Sprinkler System

248 Striped Spaces • Pre-Engineered Metal, Exposed Fastener Roof

Plain Face Concrete Masonry and Metal Panel Construction

Floor is Concrete Slab-on-Grade

Price - \$10,500,000.00

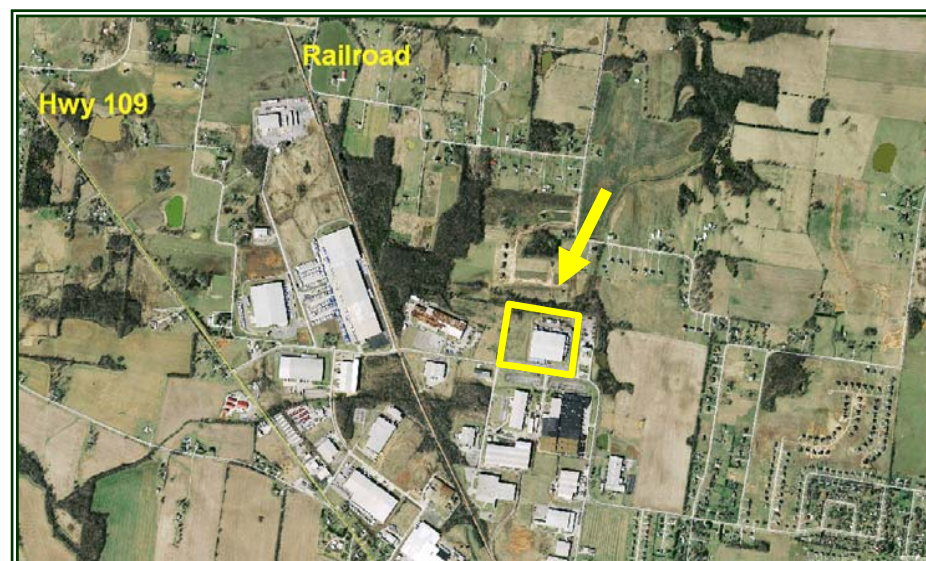
Approx. NOI - \$972,632.00

*In the best interest of our clients, we encourage co-brokerage and offer equal sharing of commissions.*

Leased to Imperial Group, L.P. with a corporate guaranty by Transportation Technologies, Inc., a wholly-owned subsidiary of ACCURIDE Corporation

(NYSE: ACW)

Lease Term: May 12, 2000 – May 11, 2015



Exclusively Listed By

**Chas. Hawkins Co., Inc./CORFAC International**

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